

From: Markowitz, Deb [Deb.Markowitz@vermont.gov]

Sent: Wednesday, June 27, 2012 3:56 PM

To: MacLean, Alex; Allen, Susan

CC: Mears, David; Miller, Lawrence; Coppelino, Patricia; Bourgeois, Kiersten

Subject: FW: Brownfields Economic Revitalization Alliance

Attachments: BERA Talking Points.docx; Brownfields Economic Revitalization AllianceFINAL.docx; selection criteria.xlsx

Importance: High

Hi Alex and Sue,

ANR and ACCD have been working together to develop a new program we are calling the Brownfields Economic Revitalization Alliance (BERA). We hope the Governor will help us kick this off on July 11th at the press conference in Springfield with the EPA. As we discussed, I have attached some talking points, the program description and selection criteria. Lawrence, David and I would be happy to get a few minutes to chat with the Governor about the program if you think that would be helpful.

Brownfields Economic Revitalization Alliance

May 21, 2012

In a time when there is a need for community engagement and economic revitalization, while there are fewer resources to direct towards projects, the Brownfields Economic Revitalization Alliance has been created to help facilitate change. The Brownfields Economic Revitalization Alliance will be a tool to bring all available state resources to help critical redevelopment projects come to completion faster, cheaper, and easier – streamlining the redevelopment process. This will happen because the Brownfields Economic Revitalization Alliance will:

Consist of RDC, RPC, state agencies, federal agencies, municipal representatives and developers, providing opportunities to streamline projects and promote collaboration and communication among local, state and federal agencies.

Create a strategic way to align state resources (funding, permitting and staff time) with redevelopment of key properties. By prioritizing state permit review and establishing ambitious timelines for project completion, the team will work to expedite projects by eliminating duplicative reviews and fostering partnerships with the development community.

Leverage federal, state and private funds in a comprehensive way, enabling more work using less money;

Create solutions to complex problems and achieve development of key downtown properties. The redevelopment of these projects will create vital, more sustainable communities, preserve historic and architecturally significant structures, create jobs, increase the tax base, and will stimulate further economic recovery by creating an echo effect.

Process

Enrollment of 3-5 of these projects a year will be an acceptable and achievable goal. The sites that are enrolled will have priority on our 128(a) funds, ACCD RLF, Tax credits (or other financial help), prioritized permitting, assistance with pursuing insurance recovery, and dedicated project management oversight. Redevelopment assistance may come in the form of low interest loans, continued project management, advertising/marketing, etc.

A request for projects would be advertised and those that met all of the criteria would be forwarded to the review committee where 3-5 projects could be selected. Review of minimum criteria for each application would be completed by the Brownfields Coordinator at ANR and the Senior Project Manager at ACCD. All projects that meet the minimum criteria would be forwarded to the review committee for ranking. Geographic distribution of selected sites should also be considered when choosing the projects.

BERA would consist of the following members as needed (ANR (in addition to WMPD), VTrans, ACCD – Community Development, ACCD-HP, Dept of Public Service, DOH, AG, BGS, local government, RPC, RDC). The Green ERA will be co-led by the Brownfields Coordinator at ANR and the Senior Project Manager at ACCD.

Selection Process/Review Committee

There will be a review and selection committee comprised of the Governor, ANR, ACCD, AGs and Chief of Staff (chair)

Brownfields Economic Revitalization Alliance (BERA)

BERA is a team approach to redeveloping brownfield sites. Sites selected as being BERA ones will receive priority funding from ANR and ACCD resources, including 128(a), EPA RLF and other funding. Additionally, each BERA project will receive prioritized permitting, insurance recovery assistance and dedicated project management oversight.

An RFP will be advertised and will include specific criteria that applicants must meet. Approximately 3 to 5 projects will be enrolled at any time.

The BERA Team would consist of the following members as needed:

- Agency of Natural Resources (in addition to WMPD)
- Agency of Commerce & Community Development
- Department of Public Service
- Department of Health
- Office of the Attorney General
- Department of Buildings and General Services
- Regional Development Corporation
- Regional Planning Commission

BERA projects would be led by the Brownfields Coordinator from ANR and Senior Project Manager from ACCD

Criteria for Consideration

In order to be selected as a BERA project, candidates will have to demonstrate how the project profile meets the following criteria. Those meeting the majority of the criteria will be selected. Even if not selected, projects may be eligible for consideration in succeeding years and does not preclude them from receiving assistance through normal channels.

1. Is the project considered to be high profile in the community?
 - Community need - property is in key location with contamination that stigmatizes and hinders redevelopment of an area of the Community;
 - Community support – subject of public meetings and town officials are on record supporting the project;
 - Is redevelopment of the site part of the regional/municipal plan?
2. Is there a presence of (or potential presence of) complex contaminant issues?
3. Have complex regulatory issues been identified?

4. Will the project need a multitude of funding resources for successful implementation? And, will the project yield positive benefits beyond clean-up that may include job creation or new housing?
5. Are there a myriad of legal issues , that may include:
 - legal complications involving a past owner that are not resolved,
 - Involvement of multiple responsible parties.
 - Need for cost recovery assistance
6. Has the property owner or potential purchaser/developer expressed a need for assistance?
7. Is the commitment at the local and regional level to engage in this redevelopment project?
8. Is the project located in or near a designated downtown, village center or new town center? Or, will redevelopment lead to use of existing infrastructure?
9. To the extent practicable, please explain if this project will result in the re-use of an existing historic structure or will preserve historic characteristics of the property.
10. The potential for the proposed project to stimulate economic development.

What is the proposed reuse type?	Housing	Commercial Reuse
Jobs Economic impact of reuse	(N/A)	New Jobs? _____ Jobs Retained? _____
Built Environment How does the project use or reuse its physical surroundings?	ReuseNew Building Reuse of a historic structure	ReuseNew Building Reuse of a historic structure
Neighborhood Benefit/ Impact What are the benefits of this particular redevelopment project?	•Affordable Housing? •Improve site in low/med income areas? •Near other Brownfield sites?•In a location where existing commercial establishments may benefit from new residents?	•Improve site in low/med income areas?•Provide services previously unavailable to nearby residents (food, childcare, laundry)?•Near other Brownfield sites?
Local Priority How does this relate to the local and regional plan? How does the Town regard the project's net impacts (positive and negative)?	High Medium Low	High Medium Low
Open or Public Space	Is open or public space part of the reuse plan? What is the type and purpose of the space? How much of it is green space?	Is open or public space part of the reuse plan? What is the type and purpose of the space? How much of it is green space?
Sustainability *Park and ride facilities? * Improve Site Drainage * Near Transit * Walkable? * Energy efficient Construction? * Renewable Energy Systems? * Uses existing infrastructure? * "Neighborhood Assets" - increased diversity of shops/services * Use of native plantings/LID * Other approaches that promote sustainability and good planning	For Selection Committee discussion. Sample list at left.	For Selection Committee discussion. Sample list at left.

Environment	<ul style="list-style-type: none"> •Assessment of site will provide assess/mitigate public health safety issues •Impacted site is in a well head/drinking water protection area •Impacted site is within a known sensitive environment (Class 1 Wetland, etc). 	<ul style="list-style-type: none"> •Assessment of site will provide assess/mitigate public health safety issues •Impacted site is in a well head/drinking water protection area •Impacted site is within a known sensitive environment (Class 1 Wetland, etc).
Leveraged Funding	Demonstrate that other funds are being brought to the project. Identify the amount and source(s) of the other funds and their intended uses (site investigation, design work, cleanup, construction, etc.)	Demonstrate that other funds are being brought to the project. Identify the amount and source(s) of the other funds and their intended uses (site investigation, design work, cleanup, construction, etc.)
Other	<ul style="list-style-type: none"> •Supporting documentation (market study, feasibility study, business plan analyses or reports generated by regional planning commissions or other regional/state entities 	<ul style="list-style-type: none"> •Supporting documentation (market study, feasibility study, business plan analyses or reports generated by regional planning commissions or other regional/state entities

Industrial	Multi-Use	Public & Open Space
New Jobs? _____ Jobs Retained? _____	New Jobs? _____ Jobs Retained? _____	(N/A)
ReuseNew Building Reuse of a historic structure	ReuseNew Building Reuse of a historic structure	<ul style="list-style-type: none"> •Will it add new community facilities/services? •Will blight be removed in the process of creating the park? •Improve pedestrian connectivity?
<ul style="list-style-type: none"> •Improve site in low/med income areas?* Near other Brownfield sites? 	<ul style="list-style-type: none"> •Is some percentage (%) of site affordable housing? •Improve site in low/med income areas? •Near other Brownfield sites? 	<ul style="list-style-type: none"> •Improve site in low/med income areas? •Is project in an area that currently does not have much public/open space?
High Medium Low	High Medium Low	High Medium Low
Is open or public space part of the reuse plan? What is the type and purpose of the space? How much of it is green space?	Is open or public space part of the reuse plan? What is the type and purpose of the space? How much of it is green space?	Is open or public space part of the reuse plan? What is the type and purpose of the space? How much of it is green space?
For Selection Committee discussion. Sample list at left.	For Steering Committee discussion. Sample list at left.	For Selection Committee discussion. Sample list at left.

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Reuse unknown	Comments
(N/A)	
ReuseNew BuildingReuse of a historic structure	
•Improve site in low/med income areas? •Is project in an area that currently does not have much public/open space?	
High Medium Low	
Suggestion only: Does the site have any potential for open or public spaces?	
For Selection Committee discussion. Sample list at left.	

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Threshold Criteria

1. Is the project considered high profile?
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